

APPROVED 2-20-2003



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA - CITY HALL  
3939 N. DRINKWATER BOULEVARD  
FEBRUARY 6, 2003  
MINUTES**

**PRESENT:** David Ortega, Councilman  
Raymond Potter, Vice Chairman  
E.L. Cortez, Design Member  
Anne Gale, Design Member  
Michael Schmitt, Design Member  
Mark Soden, Design Member

**ABSENT:** Charles Lotzar, Planning Commission Member

**STAFF:** Tim Curtis  
Suzanne Gunderman  
Valentin Hernandez  
Keith Niederer  
Jayna Shewak  
Bill Verschuren  
Kira Wauwie  
Al Ward

**CALL TO ORDER**

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Ortega at 1:05 p.m.

**ROLL CALL**

A formal roll call confirmed members present as stated above.

**OPENING STATEMENT**

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**COUNCILMAN ORTEGA** read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

### **MINUTES APPROVAL**

January 23, 2003 Development Review Board Minutes

**VICE CHAIRMAN POTTER MADE A MOTION TO APPROVE THE JANUARY 23, 2003 MINUTES AS PRESENTED. SECOND BY MR. CORTEZ.**

**THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).**

**COUNCILMAN ORTEGA** stated he has a citizen comment card on case 99-DR-1995#2. He requested a brief presentation on this case and then they would open public testimony.

### **CONSENT AGENDA**

99-DR-1995#2

McDowell Corridor Improvements –  
Streetscape Guidelines  
McDowell Corridor (64<sup>th</sup> Street to Pima  
Road) streetscape updates

**MR. HERNANDEZ** presented this case as per the project coordination packet. Staff recommends approval subject to the attached stipulations.

**JAY HICKS**, EDAW, provided an overview of the changes that were addressed since the last meeting. He stated the revisions to the guidelines include:

- Palms to be used in the Traditional Resort zone only.
- Turf will not be used in the ROW.
- Plantings of palms to respect sight lines, in clusters rather than rows.
- Design Guidelines should be flexible and are intended to address the broader goals envisioned for Scottsdale and McDowell Road collectively.

Mr. Hicks provided information on the theme zones.

**COUNCILMAN ORTEGA** stated for the public's information the City of Scottsdale has approved bond money for the McDowell Corridor improvements. He further stated the City of Scottsdale did construct improvements from Pima to Granite Reef and this is a continuance of that. He noted the City of Scottsdale has guidelines for trees on every major arterial. They have just gone much further with this because they are expending funds.

(COUNCILMAN ORTEGA OPENED PUBLIC TESTIMONY.)

**JANE VAHLE**, 1650 N. Pima Road, stated she was told it was a slightly different subject. She further stated she would like to emphasize they do something residential on the corner of Pima and McDowell. She reported they were told it was going to be a car repair facility and the homeowners do not want that. She further reported the corner of Pima and McDowell looks good but it could be improved. She suggested they put in some artwork. She noted it would be nice to have a bus stop closer to Granite Reef. She further noted she knows this is not the forum, but if somebody could look into the homeless Indians who are living at the bus stop that would be appreciated.

**COUNCILMAN ORTEGA** stated there is a facility coming forward that will be a sales facility only and does not include any car repairs.

(COUNCILMAN ORTEGA CLOSED PUBLIC TESTIMONY.)

26-PP-2002	Santuario Preliminary plat with amended Development standards, 24995 N. Scottsdale Road Tornow Design Associates, Architect/Designer
72-DR-2002	Santuario Site plan, entry features, and landscape plan Tornow Design Associates, Architect/Designer
72-DR-2002	Becker Lane Medical Offices Site plan and elevations 8896 E. Becker Lane Larson Associates Architects Inc., Architect/Designer
1-PP-2003	Scottsdale Mountain Parcel A Preliminary Plan NEC Scottsdale Mountain M.P.C N/A, Architect/Designer
1-DR-2003	Granite Reef Office Remodel & Addition 8399 E. Indian School Road Design Coalition, Architect/Designer

- 2-DR-2003                      US Egg Restaurant  
                                    Site plan & elevations  
                                    3238 N. Scottsdale Road  
                                    P/D Architect, Architect/Designer
- 3-DR-2003                      Hangar for Aerohead Aviation  
                                    Site plan & elevations  
                                    7431 E. Greenway Road  
                                    Larson Associates, Architect/Designer
- 6-DR-2003                      Eckerd Drugstore  
                                    Site plan & elevations  
                                    10010 N. Scottsdale Road  
                                    RHL Design Group, Architect/Designer

(VICE CHAIRMAN POTTER DECLARED A CONFLICT ON CASE 6-DR- 2003  
AND DID NOT PARTICIPATE IN THE VOTE.)

- 49-DR-2002#2                      Hotel Valley Ho Rehabilitation  
                                    Indian School Rd. & 68<sup>th</sup> Street  
                                    Allen & Philip Architects,  
                                    Architect/Designer  
                                    **CONTINUED TO APRIL 4, 2003**

**COUNCILMAN ORTEGA** stated case 49-DR-2002#2 has been continued. He further stated they did receive a comment card from Carol Holland on this case and she has written her comments on the back of the card. He requested that her comments be made part of the record.

**CAROL HOLLAND**, 6842 E. 2<sup>nd</sup> Street, No. 211, I am opposed to a 6-story building being proposed at the Hotel Valley Ho. Nothing in this area is more than 2 stories. Would the Planning Commission approve a 6-story building in NORTH Scottsdale!!! Haven't you destroyed SOUTH Scottsdale ENOUGH!!! Los Arcos!!!

- 5-DR-2003                      Northsight Crossing  
                                    Site plan & elevations  
                                    8680 E. Raintree Drive  
                                    Perlman Architects Inc.  
                                    Architect/Designer

(VICE CHAIRMAN POTTER DECLARED A CONFLICT ON CASE 5-DR- 2003  
AND DID NOT PARTICIPATE IN THE VOTE.)

**VICE CHAIRMAN POTTER MOVED TO APPROVE CASE 99-DR-1995#2 WITH THE ATTACHED STIPULATIONS. CASE 26-PP-2002 WITH THE ATTACHED AND AMENDED STIPULATIONS. CASE 71-DR-2002 WITH THE ATTACHED AND AMENDED STIPULATIONS. CASE 72-DR-2002 WITH THE ATTACHED STIPULATIONS. 1-PP-2003 WITH THE ATTACHED STIPULATIONS. 2-DR-2003 WITH THE ATTACHED STIPULATIONS. 3-DR-2003 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. CORTEZ.**

**THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).**

**MR. SODEN MOVED TO APPROVE CASES 6-DR-2003 AND 5-DR-2003 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. CORTEZ.**

**THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0) WITH VICE CHAIRMAN POTTER ABSTAINING.**

### **COMMUNICATIONS**

Adoption of New Development Review Board By-Laws.

**MS. SHEWAK** stated the following items are proposed for an amendment to be consistent with the DRB's current practices:

#### **Vice Chairman**

Current Language: States that the Vice Chairman is the rotating Planning Commission Member.

Proposed Language: States that the Vice Chairman is one of the 5 appointed public DRB members, to be elected annually by the 5 appointed public DRB members. Includes the responsibilities of the 2<sup>nd</sup> Vice Chairman to represent the DRB to other boards, commissions staff and media.

#### **2<sup>nd</sup> Vice Chairman**

Current Language: States that the 2<sup>nd</sup> Vice Chairman is one of the 5 appointed DRB members, to be elected annually by the 5 appointed members.

Proposed Language: Delete the 2<sup>nd</sup> Vice Chairman Position.

**COUNCILMAN ORTEGA** inquired if a two-thirds vote was required on By-Laws changes. Ms. Shewak stated it is not written in the By-Laws regarding what their rules are but she could check with the City Attorney and bring that information

back if they are not comfortable knowing that information. Councilman Ortega stated he is not uncomfortable but felt they may want to amend the By-Laws to include that information.

**VICE CHAIRMAN POTTER MOVED TO APPROVE THE CHANGES TO THE BY-LAWS AS PRESENTED. SECOND BY MS. GALE.**

**THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:30 p.m.

Respectfully Submitted

"For the Record" Court Reporters